

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **March 14, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Brad Burris-Fire Services, Dale Parrett-Public Works, Aimee Webb-Development Coordinator, Keith Hunter-Environmental Health, Marie Keenum-911 Coordinator, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Ricky Hendrix-Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:10 P.M.

Approval of Minutes-

Mr. Lukert made a motion to approve the minutes from March 7, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS-

None

Mike Springstead, Springstead Engineering, arrived at 2:12 PM.

NEW BUSINESS-

Sumter Crossings/Residential Subdivision – Major Development – Preliminary Plat Review

David Tillman, Farner Barley and Associates, Inc., was present and requesting preliminary plat approval to develop a 57-unit subdivision. Staff comments were discussed regarding the following items: traffic impact study, environmental impact study, drainage swale details, flood zone information, cul-de-sac radius, trees of concern, St. Johns River and Marion County references, sinkholes, access points, road improvements, current road conditions, construction traffic, street names and addresses, Homeowner's Association, site-built homes, minimum lot sizes, water supply, existing ponds, wetlands, fire districts, and existing fire hydrants in the vicinity. Engineering comments were discussed regarding the following items: storm water management facilities, drainage easements, homeowner association documents, environmental assessment, and traffic study.

Donald Collver, audience member, was informed this was a public meeting, not a public hearing, and any concerns he had should be submitted in writing.

Mr. Hunter moved to table this project until all issues, including traffic impact study and environmental assessment issues, are addressed. Mr. Lukert seconded the motion and the motion carried.

Langley Medical Facility Expansion – Major Development – Preliminary Plan Review

Mrs. Keenum moved to table this project until the end of the meeting to allow a representative to arrive. Mrs. Howard seconded the motion and the motion carried.

Pinhook Investments/Dollar General Store – Major Development – Preliminary Plan Review

Angela Cruce and Bob Meissner, RW Meissner and Associates, Inc., and Hugh Elliott, Pinhook Investments, Inc., were present to request preliminary approval to construct an 8555 square foot building. Staff comments were discussed regarding the following items: impact fees, traffic study, recorded deed, property owner information, vicinity sketch, zoning and land use information, sign information, projected number of employees, fine for handicapped parking, handicapped parking spaces, parking space details, loading/unloading zone, and septic/drain field. A variance will need to be requested regarding a reduction in the requirement of parking spaces to allow more room for a drain field. Mr. Elliott stated the proposed business should only require 20-25 parking spaces. Setbacks were discussed. Adjacent driveways, driveway separation, incoming turn radius, project location, trees of concern, proposed fire control, emergency management, hydrant location, outdoor lighting, dumpster enclosure detail, and regulatory agency permits were discussed. Engineering comments were discussed regarding the following items: zoning and land use, trees of concern, drainage patterns, incoming turn radius, stormwater calculations, water and wastewater facilities, soil borings, proposed parking spaces, radii, proposed sign site, proposed stop sign, fine amount for handicap parking, pavement details, and driveway cross-section. The committee consensus was to allow a reduction in the required number of parking spaces, which will be addressed with a variance request shown on the revised plans. The proposed loading/unloading zone was discussed. A revised site plan showing the new layout will be needed.

Mrs. Keenum moved to table the preliminary plan request, in order for all comments to be addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

Discussion regarding proposed traffic impact and required road improvements to CR 542W/Bushnell

Skip Tompkins, ERA Barnes Realty/seller, Mike Lovett, Micki Blackburn Realty/buyer, and Mike Lewis, Hi-Grade Lumber and Timber, were present to discuss the above-mentioned issue. Mr. Tompkins gave background information regarding the property located on CR 542W in Bushnell. The requested use for the property is for a post and mulch plant. Proposed costs of road improvements were discussed, along with the previous uses of the property. Mr. Tompkins explained Tommy Hurst, Public Works, has concerns regarding the current road width of CR 542W based on the proposed traffic flow for this type of use. Mr. Parrett stated the road was currently 18' wide with 9' lanes, which is not very wide for the travel of heavy equipment. Previous heavy equipment traffic on this road due to the past businesses had not been on a regular basis. Proposed costs for the widening and overlay of the road were discussed. Mr. Springstead stated he had a conflict of interest due to his firm providing work on this project. Drainage permits and swale improvements were discussed. The existing right-of-way is 50'. The County has no plans in the near future to make improvements to this road. The applicant suggested improving only the portion of the road that would be utilized by the proposed business. Mr. Parrett will discuss the issue with Mr. Hurst regarding directional traffic and needed road improvements. Mr. Lewis and Mr. Parrett will meet after the meeting to discuss weight limits and traffic flows. The traffic impact fee process was discussed.

Mrs. Howard and Mr. Burris excused themselves at 3:20 PM after the above-mentioned discussion.

Proposed Dumpster and Enclosure Code Modifications

Ron Grant, Grant and Dzuro, was present to participate in this discussion. The dumpster detail supplied by Mr. Ginn was discussed and suggested as an example for the land development code. Block or steel materials were recommended, but "other durable materials" will be accepted. Durability requirements regarding overspill containment were discussed. Landscaping was suggested for a visual perspective. Fencing types were discussed. The masonry enclosure shall be "compatible" with the surrounding buildings. Details provided will be the minimum standards. Other county requirements for dumpster enclosures were discussed. Building permit and inspection requirements were discussed. Dumpster sizes, location, truck accessibility, drive aisle, drainage slope, grease trap connection, safety, and compatibility were all discussed. Mr. Helms will make revisions to the proposed code and will bring them back at a later time for further discussion.

Langley Medical Facility Expansion – Major Development – Preliminary Plan Review

There was still no one present. Mr. Helms moved to table this project until next week's meeting, March 21, 2005. Mrs. Keenum seconded the motion and the motion carried.

Public Forum

Donald Collver, audience member, stated he resided on CR 222/Oxford, and his property adjoined the Sumter Crossings project. Mr. Collver discussed his wife's health problems and expressed his concerns regarding the burning of construction debris. Mr. Collver suggested putting all construction debris through a chipper. Mr. Collver discussed his concerns regarding the road width since there would be heavy equipment traveling on the road. Mr. Collver asked about the current wildlife on the Sumter Crossings property. Mrs. Rogers explained an environmental assessment would be done on the property regarding any endangered species. The perimeter fence was discussed. Mr. Collver was asked to submit all of his concerns in writing to Mrs. Webb.

Attorney Neal excused herself at 3:25 PM and returned at 3:35 PM during the above-mentioned discussion.

The next meeting is scheduled for March 21, 2005.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried. Meeting adjourned at 4:00 PM.